

BOARD OF ADJUSTMENT AFTER ACTION AGENDA

FRIDAY, JANUARY 11, 2013 9:00 A.M.

CITY COMMISSION CHAMBERS, THIRD FLOOR 1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

A. INTRODUCTION OF NEW TENANT

1. File No. 2914 Havana Lincoln, LLC 819 Lincoln Road

Havana Lincoln, LLC shall introduce itself to the Board as the subsequent owner/operator and advise the Board of their understanding of the conditions listed in the Order regarding a variance to waive the minimum seat requirement for a restaurant to serve beer and wine, and liquor for consumption on the premises, which was originally granted to Leomar Miami, Inc. d/b/a Da Leo Trattoria on January 10, 2003. The new operator shall also describe the current operation.

Applicant introduced to the Board

B. CONTINUED CASES

File No. 3612
 The Witkoff Group, LLC
 1020, 1030-1036, 1040, 1050 Washington Avenue

This case was continued by the Historic Preservation Board.

The applicant is requesting the following variances in order to build rooftop and ground floor additions and renovate the existing structures:

Variance for 1050 Washington Avenue-Kenmore Hotel:

1. A variance to waive 10'-2" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-10" and the rooftop addition at 4'-10" from the rear property line

Variances for 1040 Washington Avenue-Taft Hotel:

- 2. A variance to waive 2'-9" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 4'-9" from the north property line, following the existing building line.
- 3. A variance to waive 2'-4" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-2" from the south property line, following the existing building line.
- 4. A variance to waive 10'-1" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 3'-0" and the rooftop addition at 4'-11" from the rear property line.

Variances for 1030-1036 Washington Avenue-Belair Hotel and Coral House site:

- 5. A variance to waive 3'-7" of the minimum required interior north side pedestal setback of 8'-0" in order to build the rooftop addition at 4'-5" from the north property line, following the existing building line.
- 6. A variance to waive 3'-0" of the minimum required interior south side pedestal setback of 8'-0" in order to build the new construction at 5'-0" from the south property line.
- 7. A variance to waive 6'-7" of the minimum required sum of the side yards of 16'-0" in order to provide a sum of the side yards of 9'-5".
- 8. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs and the new construction at 5'-0" from the rear property line.

Variances for 1020 Washington Avenue-Davis Hotel:

- 9. A variance to waive 2'-6" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the north property line, following the existing building line.
- 10. A variance to waive 2'-6" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the south property line, following the existing building line.
- 11. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-0" and the rooftop addition at 5'-0" from the rear property line.

Case continued to the February 1, 2013 meeting

C. PROGRESS REPORT

3. File No. 3097 South Shore Beach Developments, LLC 280-330 South Shore Drive

The applicant will present a progress report associated with the construction of a new two (2),

four-story buildings with twenty-eight (28) residential units and forty-two (42) parking spaces.

Progress Report presented to the Board, follow-up Progress Report due on April 5, 2013 if fence is not built within 45 days of the date of this meeting; if fence is constructed, no Progress Report is due.

D. MODIFICATION

4. File No. 3097 South Shore Beach Developments, LLC 280-330 South Shore Drive

The applicant is requesting a modification to a condition of approval for a variance associated with the construction of two (2), new four-story buildings with twenty-eight (28) residential units and forty-two (42) parking spaces:

The Modification Order dated January 6, 2012, required that the project be completed by July 6, 2012. The applicant is hereby requesting to delete the required completion date timeframe or, alternatively, to modify the condition to complete the project by December 31, 2015.

Approved to complete the project by December 31, 2015, condition of Progress Report added

5. File No. 2857 The Palms South Beach, Inc. 3025 Collins Avenue

The applicant is requesting the following after the fact modification to a previously approved variance in order to change copy on an existing monument sign:

1. A variance to waive 5' of the minimum required 10' front setback for detached signs in order to construct an <u>accessory use</u> monument sign with copy reading <u>"The Palms, 3025 Collins Avenue"</u> "<u>essensia Restaurant & Lounge</u>", 5' from the front property line facing Collins Avenue.

Approved

E. NEW CASES

6. File No. 3614 The Happy Sunset Trust 808 West Dilido Drive

The applicant is requesting the following variance in order to permit the construction of a swimming pool and its associated deck within the rear yard of a new single family residence:

1. A variance to exceed by 1'-3" the maximum permitted elevation height of +7'-9" NGVD within the required rear yard in order to build portions of the pool's retaining walls and deck at +9'-0" NGVD.

Approved

7. File No. 3615 Miriam Abrahams 3410-3420 Royal Palm Avenue

The applicant is requesting the following variance in order to convert two existing single family homes into one:

1. A variance to waive 15'-0" of the minimum required sum of the side yards of 25'-0" in order to build a one-story addition connecting the two homes and convert the two existing single family homes into one single family home, retaining a sum of the side yards of 10'-0".

Approved

8. File No. 3616 Crown at Miami Beach, Ltd 4041 Collins Avenue

The applicant is requesting the following variance in order to permit the retention of the existing guest rooms:

1. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to retain:

Hotel rooms within the historic structure (267 hotel rooms total)

8 hotel units at less than 300 s.f (the smallest at 274 s.f., 3% of units) 71 hotel units between 300 and 335 s.f. (26% of units) 188 hotel units exceeding 335 s.f. (71% of units)

Hotel rooms within the 2004 structure (121 hotel rooms total)

30 hotel units between 300 and 335 s.f. (25% of units) 91 hotel units exceeding 335 s.f. (75% of units)

Combined hotel rooms within the both structures (388 hotel rooms total)

8 hotel units at less than 300 s.f (the smallest at 274 s.f., 3% of units) 101 hotel units between 300 and 335 s.f. (26% of units) 279 hotel units exceeding 335 s.f. (71% of units)

Approved

9. File No. 3617 Royal Polo Investors, LLC 2940 Collins Avenue

The applicant is requesting the following variance in order to permit the retention of the existing guest rooms:

1. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to retain 88

hotel units at less than 300 s.f (the smallest at 202 s.f., 91.6% of units), 6 hotel units between 300 and 335 s.f. (6.3% of units) and 2 units exceeding 335 s.f. (2.1% of units).

Approved

F. DISCUSSION ITEM

Flooding issues and long term plans for the City.

Discussed

G. NEXT MEETING DATE

February 1, 2013

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.

F:\PLAN\\$zba\AFTERAC\aft JANUARY 2013.doc